Robert Ellis

look no further...

52 Robinet Road,
Beeston, Nottingham
NG9 1GP

£189,950

0115 922 0888

/robertellisestateagent @robertellisea

A RARE OPPORTUNITY TO ACQUIRE A TWO BEDROOM END TOWN HOUSE IN THIS MOST CENTRAL AND CONVENIENT LOCATION WITHIN WALKING DISTANCE OF BEESTON TOWN CENTRE AND ALL AMENITIES.

The gas centrally heated and double glazed accommodation benefits from re-fitted contemporary bathroom with shower and a re-fitted kitchen, enclosed private gardens and off street parking to the front.

In brief, the internal accommodation comprises: Entrance hallway, lounge with feature bay window to the front and sizeable breakfast kitchen with table and chair space to the rear. Rising to the first floor are two double bedrooms and contemporary bathroom in white with bath and shower.

Ideal for the discerning first time buyer the property has an enclosed private garden at the rear and off street car standing to the front. Early viewing comes highly recommended.

Entrance Hall
With central heating radiator, stairs to first floor landing and door to:

Lounge
13'10" x 12'11" (4.239 x 3.945)
An impressive reception room with feature fireplace having inset gas fire, central heating radiator, UPVC double glazed bay window to the front and doorway to:

Breakfast Kitchen
15'9" x 10'6" (minimum) (4.810 x 3.209 (minimum))
With a range of white wall and base cupboards and wood work surfacing with inset one and a half bowl sink unit, integrated electric oven and gas hob with stainless steel and glass extractor over, ceramic tiled flooring and tiled splashbacks, plumbing for washing machine, further appliance space and drawer bank, UPVC double glazed window to the rear and double glazed rear exit door. Under stairs storage cupboard enclosing the Baxi gas boiler (for central heating and hot water).

Bedroom One
13'1" x 11'1" (4.0 x 3.38)
Central heating radiator, wardrobe recess and UPVC double glazed window to the front.

Bedroom Two
10'0" x 9'0" (3.063 x 2.751)
With radiator and double glazed window to the rear.

Bathroom
Incorporating a white contemporary three piece suite, vanity wash hand basin, low flush WC and panelled bath with shower over (off the central heating), splash panel screen, heated towel rail and UPVC obscured glass double glazed window to the rear.

Outside
Off street car standing space to the front, pedestrian access to the enclosed private rear garden with a slabbed patio area and lawned garden, fenced and enclosed for maximum privacy.

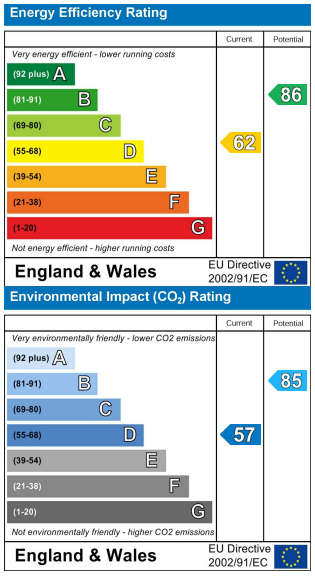
Agent Note
We understand from the vendor that she also owns the land at the side where a shared access exists beyond the boundaries of the house.

Directional Note
Proceeding out of Beeston on Middle Street turning left at West End into Dovecote Lane and right into West End, following the road round where Robinet Road can be found to the second turning on the right hand side.

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888